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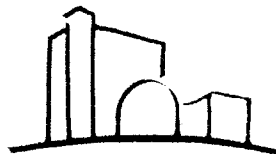
## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Del D. Borgsdorf  
Terry Roberts

**SUBJECT:** NEW SAN JOSE CIVIC CENTER  
STATUS UPDATE

**DATE:** 08-07-03



The New San José Civic Center

### INFORMATION

#### BACKGROUND

This report is prepared to keep Council apprised of the New Civic Center construction status. On September 10, 2002, the City Council authorized the City Manager to award all necessary construction contracts for the New Civic Center Project for an aggregate amount up to \$192 million.

This report is a summary overview of construction bid awards, pending contract awards and general construction activities.

#### BID AWARD SUMMARY

The most recent bids received for the New Civic Center were opened between April 11, 2003 and July 18, 2003. The bids to be awarded totaled approximately \$2.0 million and were approximately \$0.4 million below the budget of \$2.4 million for this work. The following is a summary of these bids:

The Sprayed Fireproofing contract provides for the performance of all the necessary work required to provide fireproof covering of all structural steel members for the Tower, Council Wing and Garage areas. This work includes all preparation work to ensure protection of adjacent work and appropriate debris removal as a result of fireproofing application. Four bidders submitted and the lowest bidder is Anning-Johnson of

Hayward, California. The project team analyzed all bids and determined the (59.77%) variance is in part attributed to the current economic condition, pro-active outreach, competitive bidding and the project size for this particular trade.

The contract for Masonry provides for the performance of all the necessary work required to provide the Masonry work for the Tower, Council Wings and Garage areas. On May 15, 2003 the City Manager approved staff's recommendation to reject all bids and authorized staff to re-advertise the project. The masonry re-bid consisted of revised documents, which included an increase to the Construction Masonry Units (CMU) portion of construction by 3,000 square feet from the original design documents. Four firms submitted with one deemed non-responsive. The lowest bidder for this contract is Paul Mackin, Inc. of Fremont, California. The project team evaluated the bids and determined the 72.44 percent variance is in part a result of the increased quantity of Construction Masonry Units (CMU) required in the revised documents.

The contract for the Exterior Window Washing System; a requirement of Cal-OSHA, provides all window washing equipment including associated fittings, cabling and safety devices to maintain the Tower, Council Wing and Rotunda areas. Two firms submitted with one deemed non-responsive. The lowest bidder is Skymaster, Inc. of City of Industry, California. The 25.92 percent variance is in part due to Cal-OSHA elements in the scope that were not in the original budget estimates. We have determined those elements are not required by Cal-OSHA and this will result in future savings.

The following chart is a summary of the current contracts that have been awarded.

<u>Bid Package</u>	<u>Contractor</u>	<u>Bid</u>	<u>Budget</u>	<u>Variance</u>	<u>% Difference</u>
<b>Recent Bids:</b>					
Sprayed Fireproofing	Anning-Johnson	531,700	1,321,770	(790,070)	(59.77)
Masonry	Paul Mackin, Inc	636,321	369,000	267,321	72.44
Exterior Window Washing System	Skymaster, Inc	897,379	712,631	184,748	25.92
<b>TOTAL:</b>		2,065,400	2,403,401	(338,001)	(14.06)
<b>Previous Awards:</b>					
Reported Awards		105,071,668	116,098,077	(11,026,409)	(9.50)
<b>TOTAL:</b>		107,137,068	118,501,478	(11,364,410)	(9.59)

The first 22 awarded contracts are approximately \$11.3 million below the budget. Staff is continuing to seek savings through additional value engineering. Actual project costs will vary as work occurs over the duration of the project. While cost savings have been made to date there is still approximately \$46 million to be awarded on the project. Most of the contingencies and accrued savings will be needed to cover costs that arise as bidding and construction progresses through project completion.

### **CONSTRUCTION ACTIVITIES**

Production pile driving began in early February 2003 and was completed in May 2003. Work associated with waterproofing, underground electrical and underground plumbing occurred concurrently with the concrete footings as the site was prepared for placing of the concrete slab foundation. The foundation concrete contractor began pouring concrete footings in April 2003. To date, over 1,600 yards of a total 5,000 yards required for the concrete slab foundation has been poured.

The Tower Crane is scheduled to arrive August 11, 2003 and will take a week to set up. During crane set up, Sixth and Santa Clara Streets will have increased construction activity. The crane installation will be an exciting activity to watch and can be viewed by logging on to the City website at: [http://www.ci.san-jose.ca.us/pub\\_wrks/CivicCenter/cchome.htm](http://www.ci.san-jose.ca.us/pub_wrks/CivicCenter/cchome.htm). Once at the site, click on the WebCam. The crane will be "weathervaned" each evening. This means it will be unlocked at night so it is able to move with the wind. This is a common practice done with high-rise construction, to protect the crane from toppling or doing damage during high wind conditions.

Due to limited right-of-way the building will be erected "off the truck". Up to four trucks at a time will queue up on Sixth Street during the construction. Crews have been educated regarding sensitivity to neighborhood issues. The Parking and Transportation Committee (PTC) agreed to extend work hours for the next several months and flyers were distributed to the surrounding neighborhoods. Steel will start coming out of the ground on or around August 26, 2003.


Submittal reviews are ongoing for electrical, plumbing and HVAC in preparation of major equipment purchases. Staff continues to diligently monitor the project budget to ensure the project remains within the \$343 million budget. Efforts are continuing regarding value engineering on the entire project with special emphasis on both exterior and interior finishes as well as the building systems.

### **UPCOMING CONTRACT AWARDS**

Bids were opened on July 17, 2003 for the Overhead Doors/Loading Dock Equipment contract. The apparent low bidder is Cookson Door Sales, Inc and we anticipate award of contract within the next 30 days. The Restroom Partitions contract is currently being advertised for award during the month of August.

**CONCLUSION**

The project remains on schedule for completion in Spring 2005 with contract awards to date running approximately \$11.3 million under budget, with the expectation that most of the accrued savings will be needed to complete the project. Staff will continue to keep Mayor and Council updated on the project.

  
TERRY ROBERTS  
Deputy City Manager

  
DEL D. BORGS DORE  
City Manager

KA: spm/jb  
g: covocctr/NCC logo bid award